

TO LET

**FORMER MCCAULEY BEAUTY SALON
ENNISCORTHY, Co. WEXFORD
RENT: €14,400 P.A. (EXCL. OF VAT)**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. C895.CWM



- Excellent fully fitted unit located above McCauley Health & Beauty Pharmacy and Rafter Street pedestrian shopping area. Adjacent occupiers include; Easons, The Pantry, Homesavers, butchers and ladies boutiques.
- Extending to c. 118 sq.m. / 1,270 sq.ft. with large reception with retail space, 5 therapy rooms.
- Ready for immediate occupation and offers an excellent opportunity to commence trading in this high-profile position in Enniscorthy.
- For further detail and to arrange a suitable viewing time, contact the sole letting agents, Kehoe & Assoc. 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford.

Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: kehoeproperty.com

DESCRIPTION

A former Beauty Salon is now for lease. Located above one of Ireland's largest pharmacy groups McCauley Pharmacy whose origins were form in Enniscorthy in 1953.

The Beauty Salon / Therapy Rooms are situated on the 1st floor overlooking the far-reaching views across the town and surrounding countryside. The space offers the new tenant a turn-key opportunity with own door access.

Accommodations comprise of reception area with expansive merchandise display wall with built in storage, a seated waiting area, long corridor reaching all 5 therapy rooms. All individual treatment rooms include wash hand basins. Extending to c. 118 sq.m. / 1,270 sq.ft.



ACCOMMODATION		
Reception Area	7.28m x 3.15m	Timber laminate flooring, reception desk, storage space, retail cabinet space and air-conditioning unit. Windows overlooking roof top.
Waiting Area		With seating.
Toilet	2.26m x 1.00m	Vinyl flooring, w.h.b., w.c., hand dryer.
Corridor	7.93m x 1.10m	Timber laminate flooring
Treatment Room 1	3.00m x 2.40m	Tiled flooring, floor level cabinets with storage space, worktop and built-in sink, wood panel wall, air conditioning unit etc.
Treatment Room 2	5.00m x 3.72m (max)	Timber laminate flooring, floor cabinets with floor cabinets underneath. Electric socket points, air-conditioning unit, sound control system, dimmer lighting system. Built-in sink unit & mirror. Shower area with pressure pump shower.
Treatment Room 3	4.76m x 2.35m	Timber laminate flooring, recessed lights with dimmer, built-in stereo sound system, air-conditioning, floor level units with built-in sink and mirror.
Treatment Room 4	4.63m x 3.81m (max)	Timber laminate flooring, recessed lights with dimmer, built-in stereo sound system, air-conditioning, floor level units with built-in sink and mirror. Dual aspect sash windows.
Treatment Room 5	3.80m x 3.74m (max)	Dual aspect lighting with splayed sash windows and window reveals. Timber laminate flooring, recessed lights with dimmer, built-in stereo sound system, air-conditioning, floor level units with built-in sink and mirror.
Gross Internal Floor Area (GIF): c. 118 sqm / 1,270 sq ft		



SERVICES: Mains Water, Mains Electricity, Mains Drainage, Broadband.

RENT: The property is available for letting at a quoting rent of €14,400 per annum (excl. of VAT), including service charges for the first floor. The lessee will be responsible for any VAT, local authority rates, utilities and usual outgoings.

Building Energy Rating (BER): D1 BER No. 800319741

Performance Indicator: 827.23 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Letting Agent

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These particulars are issued for guidance purposes only and do not form part of any Contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

